

## 2 bed flat to buy in SO14

Orchard Place, Southampton, Hampshire,  
SO14 3HW

**£115,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Undercroft parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Third-floor flat with lift
- ✓ Open-plan living area
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Situated on the third floor with a lift, this well-presented two-bedroom, two-bathroom flat boasts an attractive exterior with appealing architecture and a well-maintained frontage. The property benefits from the convenience of undercroft parking and a balcony, providing an ideal outdoor retreat for relaxing or entertaining.

Internally, the flat offers generous open-plan living area. Large windows flood the space with natural light, creating a bright and airy atmosphere throughout. The seamless flow between the lounge, kitchen, balcony, and bedrooms enhances the overall sense of space and connectivity.

The modern kitchen is thoughtfully designed with contemporary fittings. Neutral tones run throughout the property, offering a versatile backdrop that will appeal to a broad range of tastes and allow for easy personalisation.

Both bathrooms are finished to a high standard, including en-suite facilities. Additional features such as double glazing and integrated security systems ensure comfort, efficiency, and peace of mind for residents.

Positioned on a quiet road, the property enjoys close proximity to parks, woodlands, schools, shops, hospital facilities, and major motorway links. With no immediate work required, this move-in-ready flat presents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Please note, we have been advised by the seller that there is an ongoing matter relating to service charges. Buyers should review the legal pack and make any necessary enquiries with their solicitor prior to bidding.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 134

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £115,000

Property Type: Flat

Parking: Undercroft

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

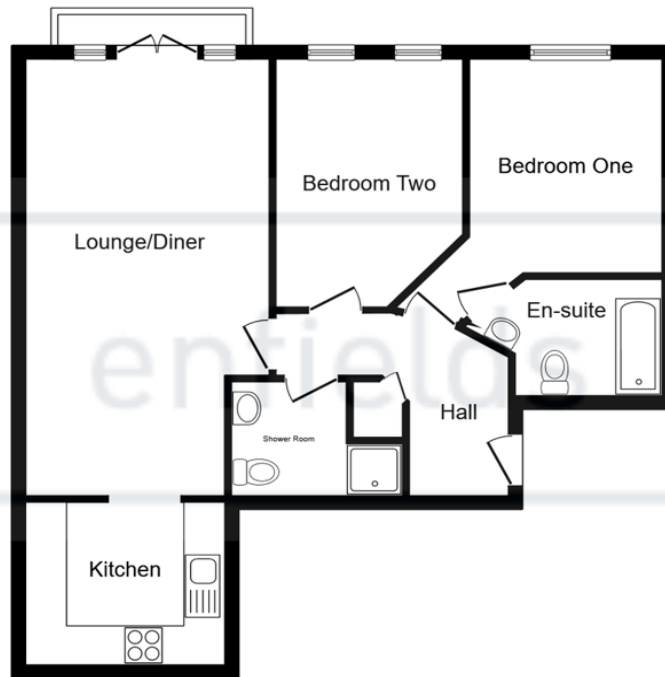
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



Floor Plan

enfields

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Orchard Place, Southampton, Hampshire, SO14 3HW

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

